



Housing Strategy

Part 2: Housing Needs and Market Analysis

Contents

Housing Stock.....	2
<i>Housing Stock, Units in Structure</i>	2
<i>Number of Bedrooms</i>	2
<i>Housing Tenure and Household Size</i>	3
<i>Low-Income Housing Inventory</i>	3
<i>Market Rate Apartment Inventory</i>	4
Housing Costs.....	5
<i>Home Sales</i>	5
<i>Rental Costs</i>	5
<i>Census Estimates of Home Value and Contract Rent</i>	6
Housing Problems	6
<i>Age of Housing</i>	6
<i>Substandard Housing</i>	7
<i>Overcrowded Housing</i>	7
<i>Lead-Based Paint</i>	8
Housing Cost Burden.....	8
<i>Housing Cost Burden for Renters</i>	9
<i>Housing Cost Burden for Owners</i>	10
Disproportionate Housing Need	11
<i>Disproportionate Severe Housing Problems</i>	11
<i>Disproportionate Severe Housing Cost Burden</i>	11
Public Housing.....	12
Homelessness	12
Special Needs	13
<i>Elderly</i>	13
<i>Disability Status</i>	15
Barriers to Affordable Housing	15
Housing Projections	16

Housing Stock

Housing Stock, Units in Structure

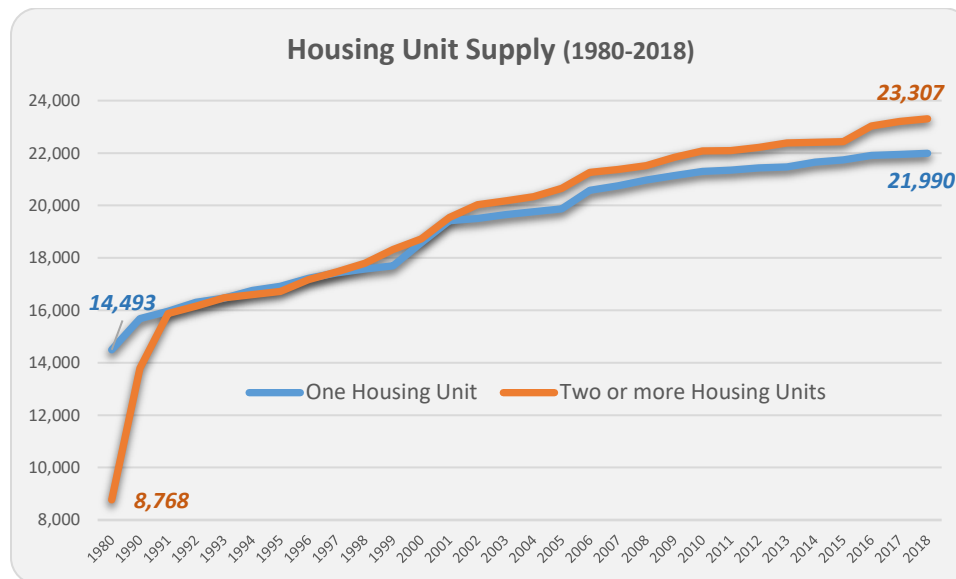
There were 46,028 (ACS) to 46,458 (OFM) housing units in Everett in 2018. Roughly 44% of the units were in multifamily (3+ units) buildings.

Table X: Units in Structure

UNITS IN STRUCTURE	Estimate	Percent
Total housing units	46,028	(x)
1-unit, detached	20,185	43.9%
1-unit, attached	1,928	4.2%
2 units	2,489	5.4%
3 or 4 units	3,201	7.0%
5 to 9 units	4,127	9.0%
10 to 19 units	4,817	10.5%
20 or more units	7,882	17.1%
Mobile home	1,365	3.0%
Boat, RV, van, etc.	34	0.1%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates (DP04)

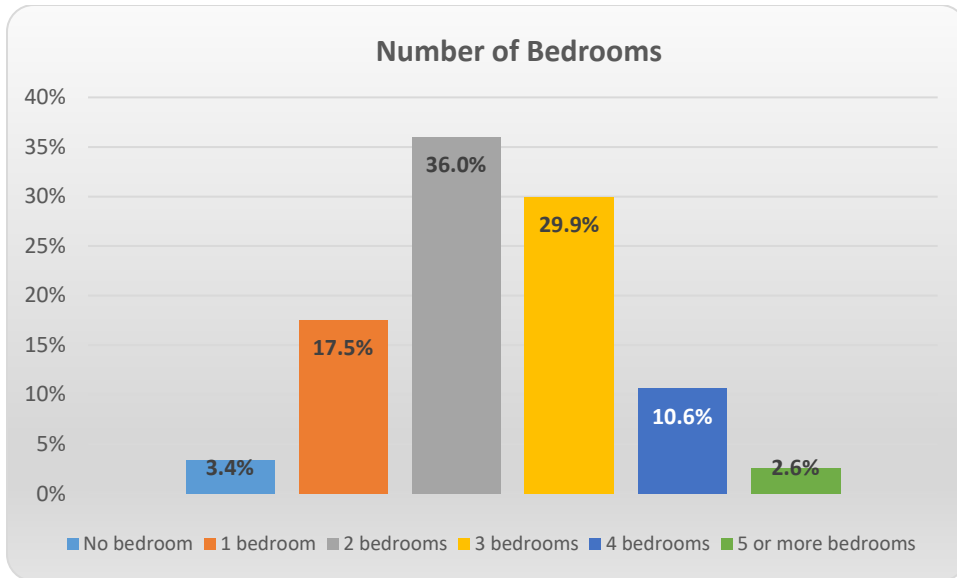
In 1980, approximately 60% of Everett’s housing stock were single family homes. In 2018, single family homes represent about 47% of the housing stock. With this transition, the city has seen a steady change in the type of housing being added and the tenure of households.



Source: Office of Financial Management postcensal estimates of April 1 housing.

Number of Bedrooms

36% of Everett’s housing stock has 2-bedrooms and 30% has 3-bedrooms.



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates (DP04)

Housing Tenure and Household Size

Housing tenure continues to move towards more renter-occupied housing units in Everett. It is estimated that 55.6% of the city’s housing units are renter-occupied.

Table X: Housing Tenure

HOUSING TENURE	2006-2010 ACS		2013-2017 ACS	
	Estimate	Percent	Estimate	Percent
Occupied housing units	40,882	40,882	42,652	42,652
Owner-occupied	18,827	46.10%	18,926	44.40%
Renter-occupied	22,055	53.90%	23,726	55.60%
Average household size of owner-occupied unit	2.53	(X)	2.53	(X)
Average household size of renter-occupied unit	2.27	(X)	2.36	(X)

Source: ACS 2013-2017 and 2009-2010 (DP04)

Low-Income Housing Inventory

In 2018, the Housing Consortium of Everett and Snohomish County completed a “[Housing Snohomish County Project](#)” to quantify and address affordable homes in Snohomish County. One part of that project was to complete an inventory of low-income housing units serving the county. In the table below, the units set aside to serve low-income populations within Everett are identified.

Table X: Low-Income Housing Inventory

Housing Inventory	Number
Homes by Income Level Served	
0-30% AMI	1,207
31-50% AMI	1,558
51-60% AMI	1,391
61-80% AMI	267
Total Income-Restricted Homes	4,423
Homes by Population Served	

Housing Inventory	Number
Emergency Beds	409
Chronic Mental Illness	135
Homeless Families with Children	111
Physically Disabled	357
Mentally Disabled	23
Veteran	10
Traumatic Brain Injury	11
Homeless Youth Under 18	94
Young Adults (18-24)	27
Seniors (age 55+)	917
Elderly (age 62+)	120
Frail Elderly (62+ and disabled or 75+)	306
Domestic Violence Survivors	67
Chemically Dependent	67
HIV/AIDS	-
General Low-Income	2,502
Homes by Type	-
Rental	4,318
Homeowner	116
Homes by Number of Bedrooms	-
0 Bedrooms	683
1 Bedroom	1,201
2 Bedroom	1,305
3 Bedroom	758
4+ Bedroom	188

Source: Housing Consortium of Everett and Snohomish County

Market Rate Apartment Inventory

The Puget Sound Regional Council (PSRC) obtained Spring 2017 rental data from Dupre+Scott. This data included occupied apartments in Everett¹ and provides a snapshot of units available based on income.

Table X: All Unit Types with complex size 20+ unit rentals (Spring 2017)

Area	0-50%	51-80%	81-120%	>120%	Units Svyed	Bldgs Svyed
All Unit Types with complex size 5-19 unit rentals						
Everett (city)	162	7,939	870	0	8,971	196
Everett (Metro)	0	258	220	0	478	19
All Unit Types with complex size 5-19 unit rentals						
Everett (city)	341	242	0	0	583	120
Everett (Metro)	60	92	0	0	152	32

Source: Puget Sound Regional Council, Dupre+Scott Spring 2017 Rent Data

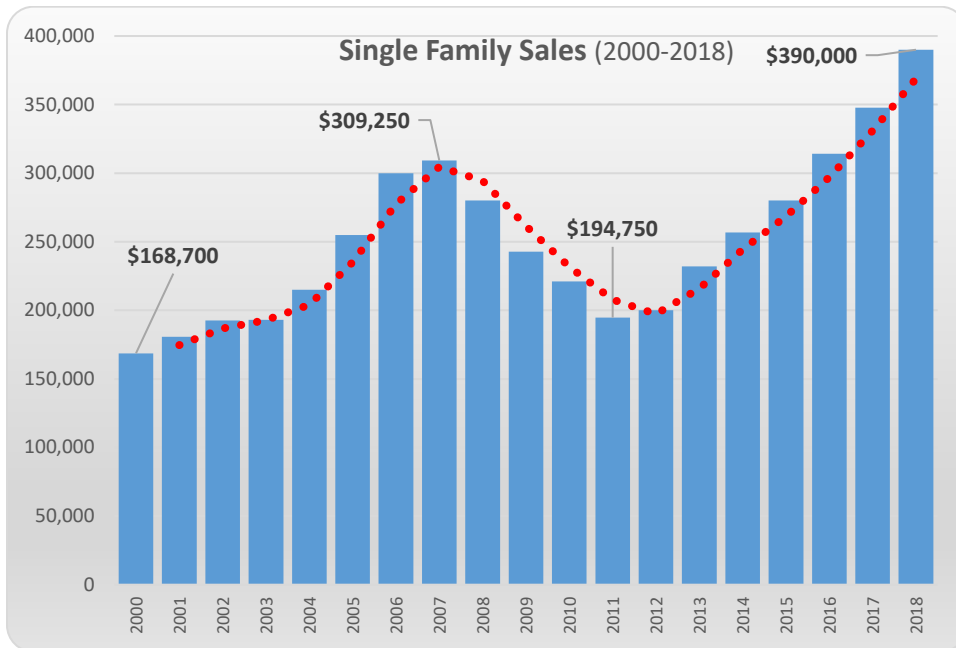
¹ The data surveyed ““market rate” apartments, not retirement, rental condos, or tax credit/subsidized properties catering to those earning 60% or less of median income. Also excluded are micro units..” (Dupre+Scott, 01-17-17)

Housing Costs

Housing costs have been increasing throughout the region. The cost of housing in Everett, whether for sale or rent, has seen a steady increase over the years.

Home Sales

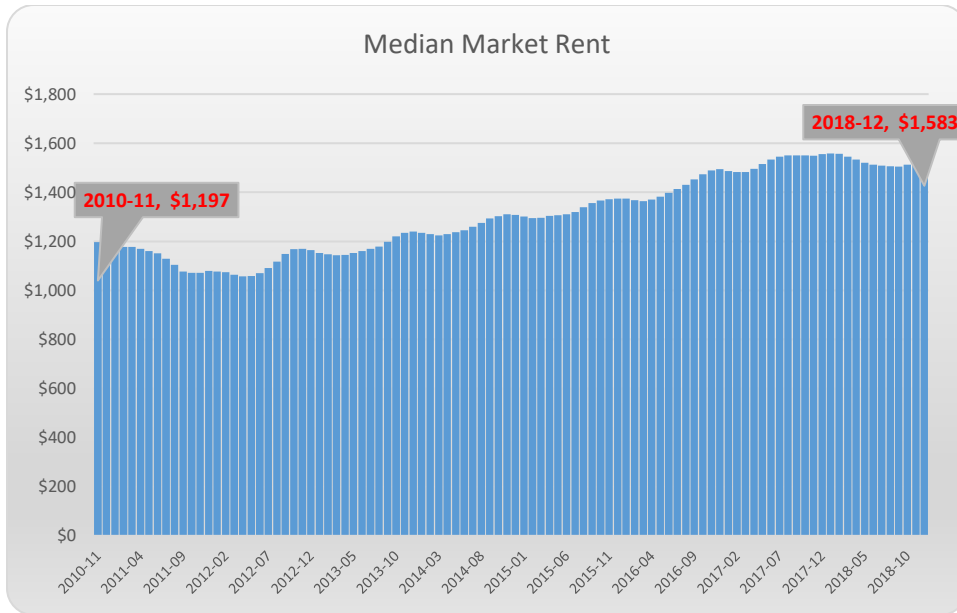
Single family home sales since 2000 show the effects of the recession on values. Since 2011, median sales price have doubled; since the peak of the market before the recession (2007), median sales price for single family homes is up 26%.



Source: Snohomish County Assessor, 2000-2018, Single Family (Use Code 111), Everett

Rental Costs

The estimated median market rent has also increased. At the end of 2011, the estimated median market rent in Everett was \$1,197. The market rent has now increased to \$1,583, a 32% increase during this 8-year period.



Source: Data acquired from Zillow.com/data on 2/5/19. This data is based on the Zillow Rent Index, a smoothed measure of the median estimated market rate rent across the city and housing type.

Census Estimates of Home Value and Contract Rent

The data reported by Zillow for Everett differs from the official data provided by the Census Bureau. In the Home Sales data shown above, the data reflects the sales price of homes. In the table below, the value reflects median home value for all homes, not just those that are sold.

Table X: Median Home Value and Contract Rent (2010 – 2017)

	2010	2017	% Change
Median Home Value	277,100	267,800	-3.4%
Median Contract Rent	769	962	25.1%

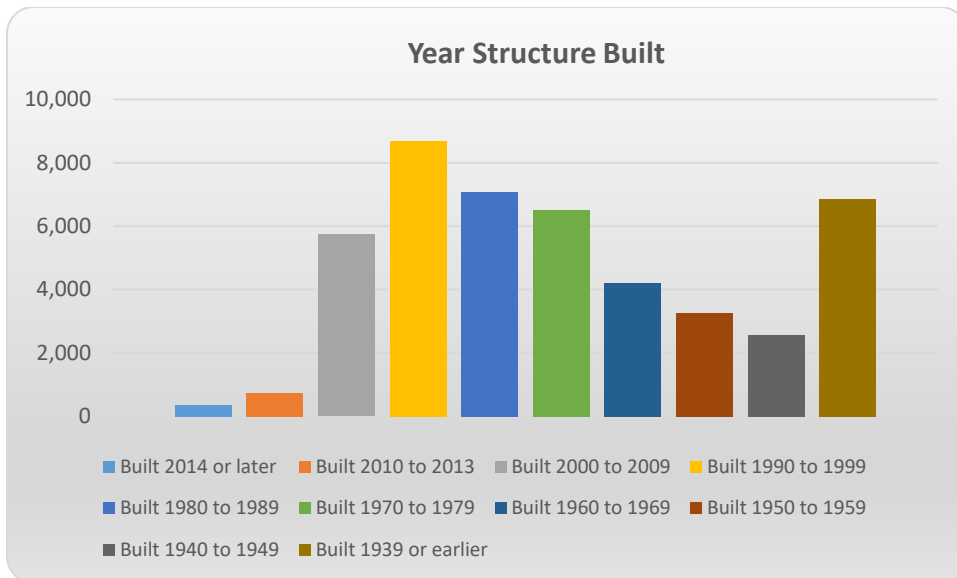
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (B25058 and B25077)

Housing Problems

The housing problems that HUD tracks includes housing that lacks complete plumbing or kitchen facilities, overcrowding, and cost burden.

Age of Housing

About two-thirds (30,515) of Everett’s housing stock was built before 1990.



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates (DP04)

Substandard Housing

A significant number of rental housing units are shown to lack complete plumbing or kitchen facilities. These units are mostly occupied by extremely low-income households as shown in the table below.

Table X: Housing which lacks complete plumbing or kitchen by tenure and income

Income	Owner	Renter
<= 30% HAMFI	10	320
>30% to <=50% HAMFI	0	110
>50% to <=80% HAMFI	0	75
>80% to <=100% HAMFI	0	25
>100% HAMFI	10	0
Total	20	530

Source: 2011-2015 CHAS data (Table 3)

Note: we might want to add anecdotal and/or quantifiable information about substandard housing found by the city's code enforcement officers, or data from CHIP.

Overcrowded Housing

Having more than one person per room in a residence is considered overcrowding. Households with greater than 1.5 persons per room is considered by HUD as a severe housing problem.

Table X: Overcrowded Housing >1.5 persons per room

Income	Owner	Renter
<= 30% HAMFI	45	40
>30% to <=50% HAMFI	0	135
>50% to <=80% HAMFI	0	70
>80% to <=100% HAMFI	0	35

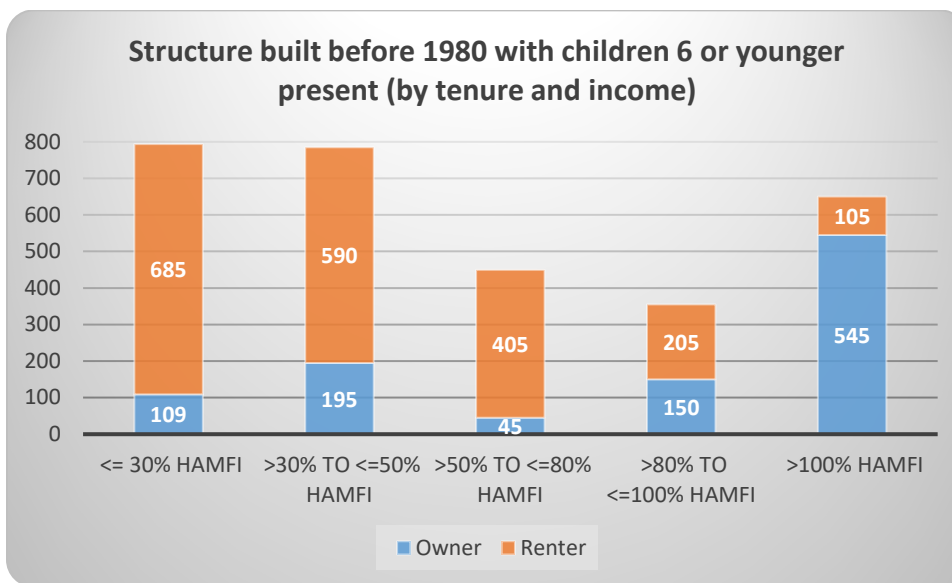
>100% HAMFI	50	4
Total	95	284

Source: 2011-2015 CHAS data (Table 3)

Lead-Based Paint

Housing units built before 1980 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds.

Approximately half of Everett’s housing stock was built before 1980, indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.



Source: 2011-2015 CHAS data (Table 13)

Housing Cost Burden

Cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe cost-burden is defined as paying more than 50% of household income for housing.

Approximately 41% of Everett households pay more than 30% of their income for housing; nearly 18% are severely cost-burdened, paying more than 50% of their income towards housing. The households most impacted by the cost of housing are low-income renters.

Table X: Housing Cost Burden by Tenure

Housing Cost Burden	Owner	Renter	Total
Cost Burden <=30%	12,660	11,755	24,415
Cost Burden >30% to <=50%	3,645	6,095	9,740
Cost Burden >50%	2,060	5,430	7,490

Cost Burden not available	95	355	450
Total	18,450	23,625	42,080

Source: 2011-2015 CHAS summary data

Housing Cost Burden for Renters

A large number of rental households are cost burdened. Nearly half of all rental households pay more than 30% of their income on housing costs, and 23% are severely cost-burdened. The lowest income households are most impacted. 76% of all low-income rental households are severely cost-burdened.

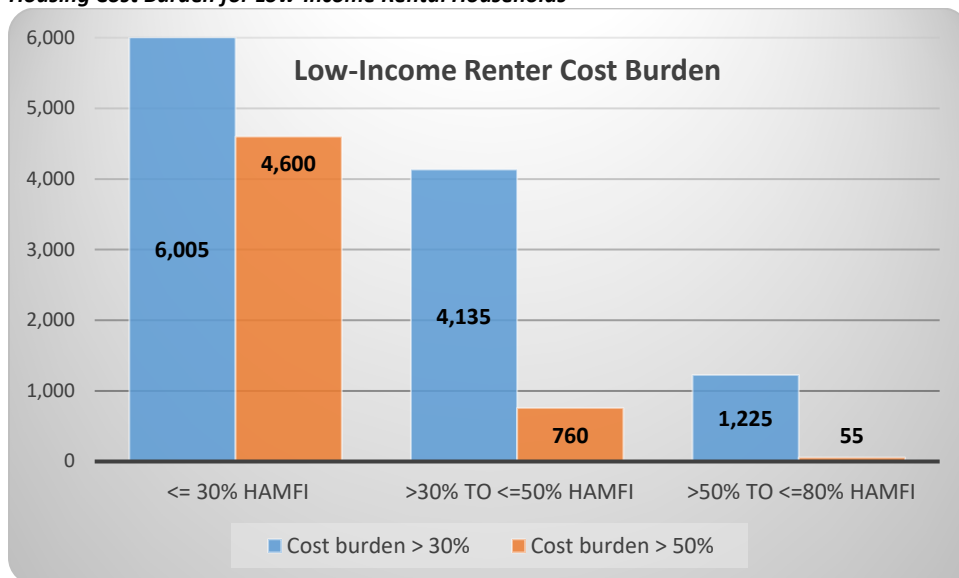
When a low-income household is severely cost-burdened, it indicates that the household has less income for other essential needs, like health care, food and education; it is also an indicator of being at risk of homelessness.

Table X: Housing Cost Burden for Rental Households, by Household Income

Household Income	Cost burden > 30%	Cost burden > 50%	Total Universe Rental Households
<= 30% HAMFI	6,005	4,600	7,590
>30% to <=50% HAMFI	4,135	760	5,270
>50% to <=80% HAMFI	1,225	55	4,165
>80% to <=100% HAMFI	115	15	2,315
>100% HAMFI	45	0	4,285
Total	11,525	5,430	23,625

Source: 2011-2015 CHAS summary data

Housing Cost Burden for Low-Income Rental Households



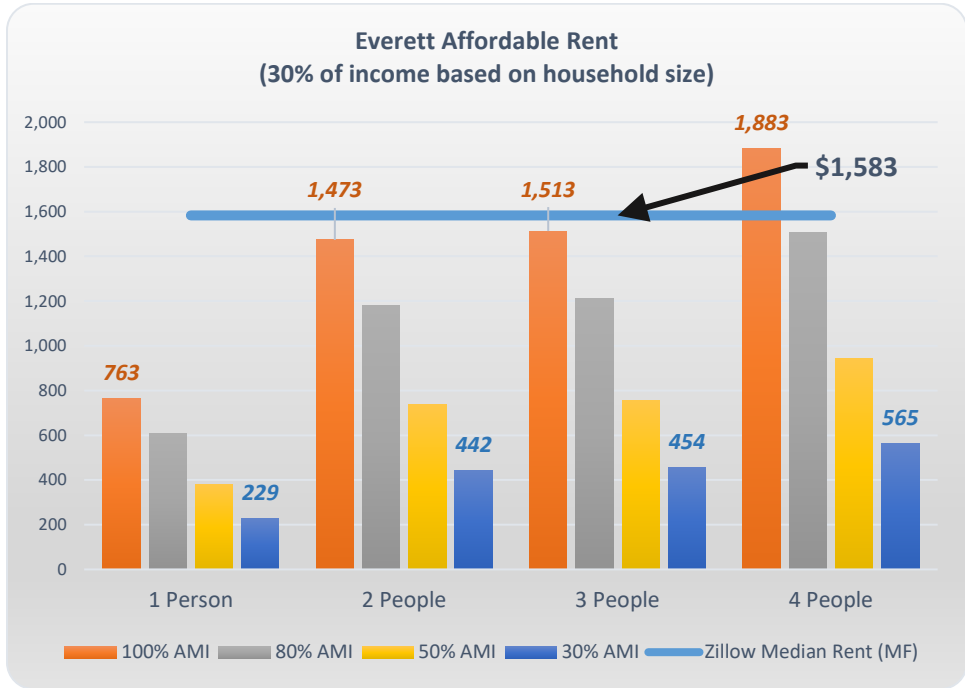
Source: 2011-2015 CHAS summary data

Table X: Housing Cost Burden, by Household Income for Everett

Set-Aside %	1 Person	2 People	3 People	4 People
Median Income	30,503	58,937	60,519	75,305

Affordable Housing Costs (30% of gross income):				
100% AMI	763	1,473	1,513	1,883
80% AMI	610	1,179	1,210	1,506
50% AMI	381	737	756	941
30% AMI	229	442	454	565
Zillow Median Rent (02/19)	1,583	1,583	1,583	1,583

Source: 2011-2015 American Community Survey (B19019), Zillow.com/data (Rent Index – Feb 2019), and computed



Source: Median Household Income (in 2015 Inflation-adjusted dollars) by Household Size, 2011-2015 ACS (B19019), Zillow.com/data (Rent Index – Feb 2019), and computed

Housing Cost Burden for Owners

Owner-occupied households facing a cost burden is less numerous than renter-occupied households. Low-income households, again, face the greatest burden for housing costs.

Table X: Housing Cost Burden for Owner Households, by Household income

Household Income	Cost burden > 30%	Cost burden > 50%	Total Universe Owner Households
<= 30% HAMFI	1,445	1,025	1,825
>30% to <=50% HAMFI	1,520	725	2,435
>50% to <=80% HAMFI	1,320	210	2,355
>80% to <=100% HAMFI	660	35	2,295
>100% HAMFI	760	65	9,545
Total	5,705	2,060	18,450

Source: 2011-2015 CHAS summary data

Disproportionate Housing Need

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

A review of Census data indicates that there are disproportionately higher housing needs for most racial and ethnic minorities in Everett, and disproportionate severe housing cost burden for American Indian or Alaska Native, or Pacific Islander.

Disproportionate Severe Housing Problems

The four severe housing problems that HUD uses are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%. The following table identifies the members of racial or ethnic group at a given income level that experience severe housing problems at a rate of 10% or more than the income level as a whole.

Table X: Disproportionate Severe Housing Problems

RACE OR ETHNICITY	INCOME LEVEL				
	≤ 30% HAMFI	>30% to ≤50% HAMFI	>50% to ≤80% HAMFI	>80% to ≤100% HAMFI	>100% HAMFI
White alone, non-Hispanic					
Hispanic, any race	X				
Asian alone, non-Hispanic			X		
Black or African-American alone, non-Hispanic				X	
other (including multiple races, non-Hispanic)					
American Indian or Alaska Native alone, non-Hispanic		X			
Pacific Islander alone, non-Hispanic	X	X	X	X	

Source: 2011-2015 CHAS data (Table 2)

Disproportionate Severe Housing Cost Burden

Data compiled by HUD is not available to identify severe housing cost burden by income level, but it is available by race and tenure. The following table identifies the members of racial or ethnic group that experience severe housing cost burden (>50% of their income on housing) at a rate of 10% or more than the jurisdiction by tenure as a whole.

Table X: Disproportionate Severe Housing Cost Burden

RACE OR ETHNICITY	Owner Occupied	Renter Occupied
White alone, non-Hispanic		
Hispanic, any race		

RACE OR ETHNICITY	Owner Occupied	Renter Occupied
Asian alone, non-Hispanic		
Black or African-American alone, non-Hispanic		
other (including multiple races, non-Hispanic)		
American Indian or Alaska Native alone, non-Hispanic	X	
Pacific Islander alone, non-Hispanic	X	X

Source: 2011-2015 CHAS data (Table 9)

Public Housing

Needs to be completed by Becky and Kembra. Inventory of units (location, number, population served). Vouchers. Narrative about PHA and non-public housing.

Homelessness

Snohomish County is the lead entity in the partnership to end homelessness in our community. Each year, a “point-in-time” count of those experiencing homelessness takes place in January. The picture from 2018 showed a 27% decrease over the last year in the number of unsheltered persons surveyed, while the overall trend for persons facing homelessness remains upward with an increase of almost 10% since 2013.

Table X: 2018 Point-in Time Count

Location	Persons
Unsheltered	378
Emergency Shelter	364
Transitional Housing	116
TOTAL	858

Source: Snohomish County

Respondents in the 2018 point-in-time count identified family crisis, job loss, substance use, lack of affordable housing and eviction as the most frequent reasons for homelessness. Nearly 84% of unsheltered adults surveyed reported at least one disabling condition.

The housing inventory completed by the Housing Consortium of Everett and Snohomish County identified the following inventory of beds and units which may serve homeless populations:

Table X: Low-Income Housing Inventory – Populations Served (not a complete list)

Housing Inventory	Number
Emergency Beds	409
Physically Disabled	357
Chronic Mental Illness	135
Homeless Families with Children	111
Homeless Youth Under 18	94
Domestic Violence Survivors	67

Chemically Dependent

67

Mentally Disabled

23

Source: Housing Consortium of Everett and Snohomish County

The availability of housing with lower barriers to entry, supplemented by supportive services, continues to increase. Three new projects in Everett are going to increase the number of units that are dedicated to homeless persons: 1) [redacted] units being developed by Catholic Housing Services at [redacted]; 2) [redacted] units being developed by Housing Hope in Everett Station; and 3) [redacted] units being developed by Cocoon House along Colby Avenue.

Special Needs

There are some populations who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families.

Elderly

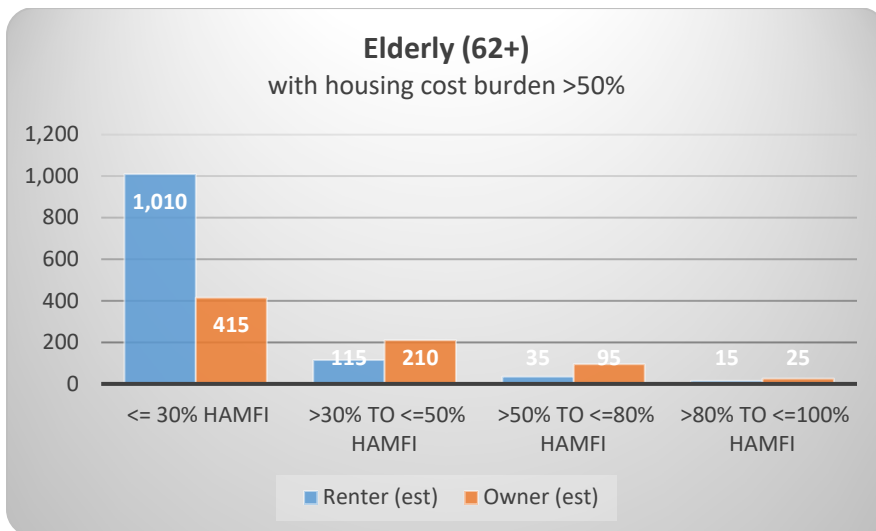
Everett’s elderly population is showing significant increase in numbers. Since 2000, there has been an increase of 5,894 persons age 60 and older.

Table X: Elderly Population (2000 to 2017)

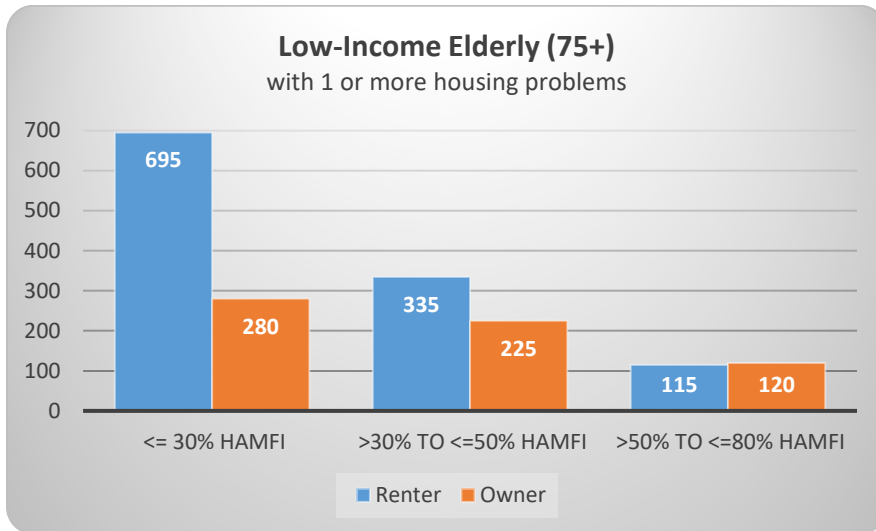
Age	2000		2010		2017	
	Persons	% of Pop	Persons	% of Pop	Persons	% of Pop
60+	12,029	13.15%	15,371	14.90%	17,923	16.70%
70+	7,208	7.88%	7,404	7.20%	7,876	7.40%
80+	3,016	3.30%	3,328	3.20%	3,522	3.30%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates (S0101), 2010 Census (DP-1), and 2000 Census (PO12)

Housing problems, including severe cost burden, affects a large number of elderly households.



Source: 2011-2015 CHAS data (Table 16)



Source: 2011-2015 CHAS data (Table 16)

There are 1,343 units of affordable housing in Everett that are set aside for low-income seniors.

Table X: Low-Income Units set aside for Seniors and Elderly

Housing Inventory	Number
Homes by Population Served	
Seniors (age 55+)	917
Elderly (age 62+)	120
Frail Elderly (62+ and disabled or 75+)	306
SUBTOTAL	1,343

Source: Housing Consortium of Everett and Snohomish County

There are ten nursing/convalescent homes within the city.

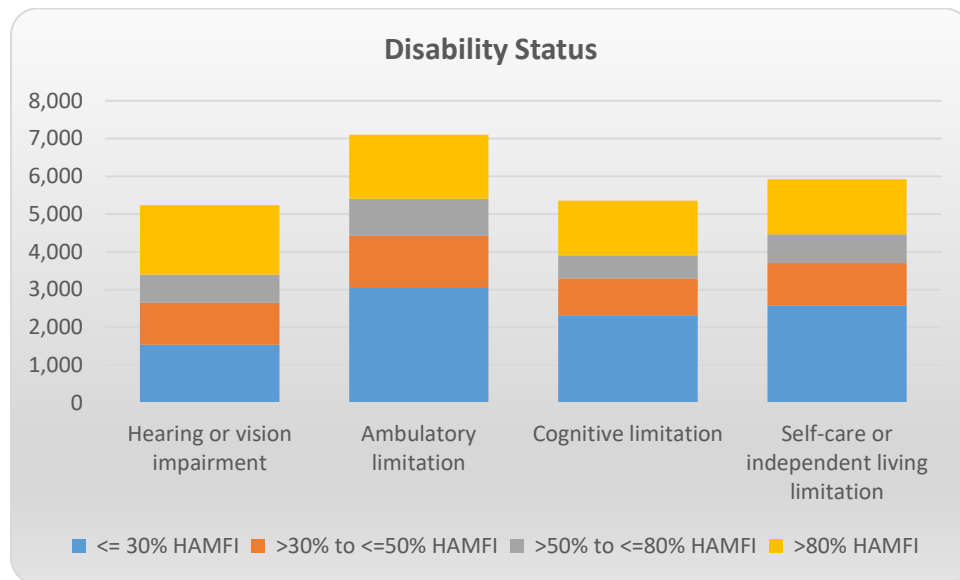
Table X: Nursing and Convalescent Homes

Facility	Location	2018 Pop
BETHANY AT PACIFIC	916 PACIFIC AVE	102
BETHANY AT SILVER CREST	2131 LAKE HEIGHTS DR	53
BETHANY AT SILVER LAKE	2235 LAKE HEIGHTS DR	110
EVERETT TRANSITIONAL CARE SERVICES	916 PACIFIC AVE	28
BROOK DALE SILVER LAKE	2015 LAKE HEIGHTS DR	50
EVERETT CENTER	1919 112TH ST SW	84
HERITAGE COURT	4230 COLBY AVE	47
INTERFAITH ASSOCIATION OF SNOHOMISH COUNTY	2520 CEDAR ST	49
REGENCY	5129 HILLTOP RD	42
SUNRISE VIEW NURSING HOME	2520 MADISON ST	101
TOTAL		666

Source: OFM Annual Housing Unit and Population Survey, Group Quarters Population, 2018

Disability Status

The following chart shows the number of households with one or more disabilities.



Source: CHAS data (Table 6)

Barriers to Affordable Housing

Public policies may have a negative effect on affordable housing, including tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits and other policies that might affect the return on residential investment.

The State's taxation system, that does not tax personal income, creates a strong reliance on other forms of taxation such as sales tax, real property tax, and special fees and assessments. Local governments have limited discretion regarding this system, and as a result, little ability to change the system to remove any barriers to affordable housing.

One option provided by the State to local governments is the multiple-unit dwellings property tax exemption. (Chapter 84.14 RCW) This provision allows for special valuations for residential development and provides an extra four year incentive (12 years vs. 8 years) if the development includes an affordable housing component.

Washington State's property tax system also limits the increase in property taxes collected to no more than 1% per year plus new construction. As needs or costs increase, the ability to pay for those needs is diminished.

The City of Everett must work within the framework of state planning and building requirements. The Growth Management Act (GMA) requires the City to plan for a variety of housing needs within the community, as well as planning for employment, public facilities and services. GMA also requires

planning to protect critical areas, such as wetlands, geologic hazard areas, fish and wildlife habitat, and floodplains.

The City of Everett, like many municipalities, charges development impact fees on new development. Fees are charged for schools, fire, and traffic. Until 2012, Washington State allowed waiver of impact fees for affordable housing only when the fees were paid from public funds other than impact fee accounts. In 2012, Washington State amended the law (EHB 1398.SL) that allows governments to grant either a partial exemption of not more than 80% of impact fees, or provide a full waiver where the remaining 20% are paid from public funds other than impact fee accounts. School districts that receive school impact fees must approve any exemption for their fees.

The City of Everett has updated several of its ordinances in the past several years to help reduce the barriers to development of low-income housing:

- **Impact fee** reductions for low-income housing (Ord. 3504-16)
- Reduction for **sewer and water connections** for low-income housing (Ord. 3579-17)
- Multifamily housing **property tax** exemption – new low-income targets (Ord. 3635-18)
- Metro Everett **height incentives** for affordable housing (Ord. 3615-18)
- Off-street **parking** reductions for low-income housing (Ord. 3616-18)

Housing Projections

Everett’s allocation of regional growth would be 165,000 people by 2035, requiring approximately 23,000 housing units to be added to the city’s housing supply.

POPULATION	
2017 estimate (ACS)	107,560
2035 allocation	165,000
Net Population Change	57,440
HOUSING	
Occupied Units 2017 (ACS)	42,652
Persons per household (all tenure)	2.52
Housing Units 2035 (total)	65,429
Net Housing Unit Change	22,777

If the distribution of household income remains similar, the following table shows the housing need by income groups. Housing serving households that earn 50% AMI or less most often require some subsidized housing, or may be faced with substandard housing or being cost burdened. These projections indicate that almost 13,000 of the new housing units would need to serve low-income households.

